HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Montréal CMA

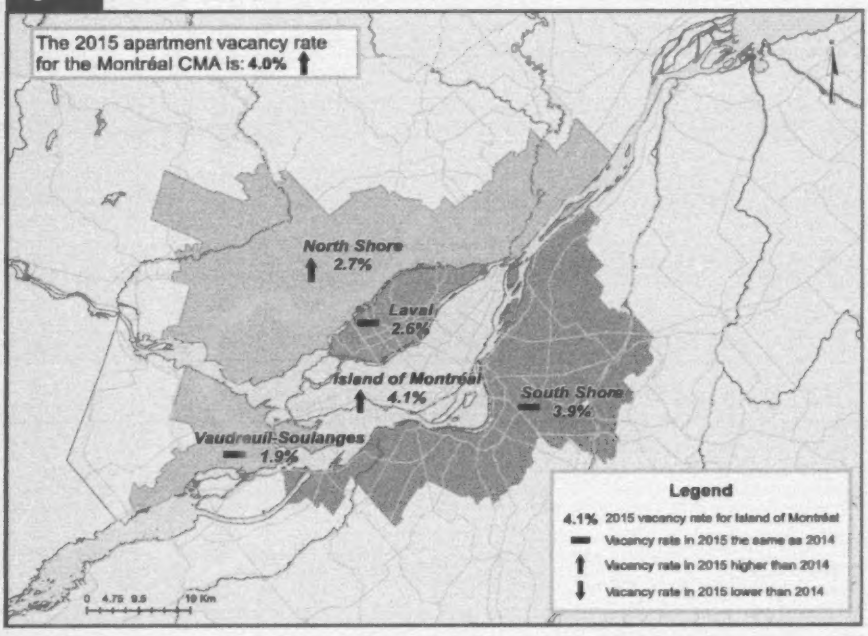
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- In 2015, the vacancy rate rose to 4.0 per cent.
- The estimated increase in the average rent was 1.8 per cent.
- The rental condominium vacancy rate remained stable, at 3.0 per cent.

Figure 1


The 2015 apartment vacancy rate for the Montréal CMA is: 4.0%
North Shore 2.7%
Laval 2.6%
Island of Montréal 4.1%
South Shore 3.9%
Vaudreuil-Soulanges 1.9%
Legend
4.1% 2015 vacancy rate for Island of Montréal
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014
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The rental market is easing for the second consecutive year

According to the results of the Rental Market Survey conducted in October 2015 by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate on the conventional rental market in the Montréal census metropolitan area (CMA) rose over the past year, reaching 4.0 per cent, compared to 3.4 per cent in October 2014.[1] This is the second consecutive annual increase in the vacancy rate, since the proportion of vacant units had remained relatively stable between 2006 and 2013.

The increase in the vacancy rate was essentially attributable to a decrease in rental housing demand, as supply rose only slightly during this period. Net migration, which declined from around 34,000 people in 2010 to only 20,000 people in 2015,[2] contributed in part to the slowdown in rental housing demand.

The conventional rental market also faces more competition from rental condominiums. Even though these two markets are not perfect substitutes, some renter clients likely chose to rent a condominium, further reducing demand for conventional rental apartments.

At the level of the three major geographic sectors, an increase in the vacancy rate was recorded on the North Shore (from 2.0 per cent in 2014 to 2.7 per cent in 2015) and on the Island of Montréal (from 3.5 per cent in 2014 to 4.1 per cent in 2015).

At the CMA level, the vacancy rate increased for bachelors (6.1 per cent in 2015, 4.0 per cent in 2014). In the case of one-bedroom apartments, the vacancy rate remained at around 4.5 per cent, while for two- and three-bedroom apartments, it varied between 3.0 and 3.5 per cent.

The estimated change in the average rent between 2014 and 2015 in the Montréal CMA was 1.8 per cent. This result is relatively similar among the different geographic sectors and between the various housing types.

The average rents were $573 for bachelors, $668 for one-bedroom apartments, $760 for two-bedroom apartments and $952 for three-bedroom apartments. When comparing similar-sized apartments, significant rent gaps were observed depending on the geographic sectors. For example, on the Island of Montréal, the average rent for a two-bedroom apartment varied between $610 (Montréal-Nord) and $1,413 (Downtown-Île-des-Soeurs).

As for the secondary rental market, it continued to expand, as evidenced by the number of rental condominiums in the Montréal metropolitan area, which now reaches 24,000 units (+3,200 from 2014). The proportion of condominiums offered for rent in the Montréal metropolitan area now stands at 14.8 per cent (compared to 13.3 per cent in 2014). Despite this more abundant supply, demand has remained steady, as the vacancy rate stayed relatively stable, at 3.0 per cent.

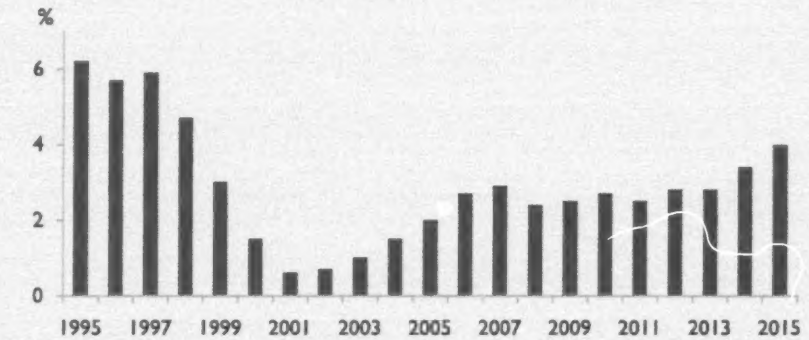
Large vacant units are still relatively scarce

Again this year, the overall vacancy rate in the Montréal CMA concealed significant differences depending on the unit size. In fact, vacancy rates were lower for two-bedroom apartments (3.5 per cent) and apartments with three or more bedrooms (3.0 per cent) than for one-bedroom apartments (4.5 per cent) and bachelor units (6.1 per cent).

Figure 2

Vacancy Rate – Montréal CMA

Private Structures with Three or More Apartments



Source: CMHC

[1] The survey is based on privately initiated rental apartment structures of three or more units.

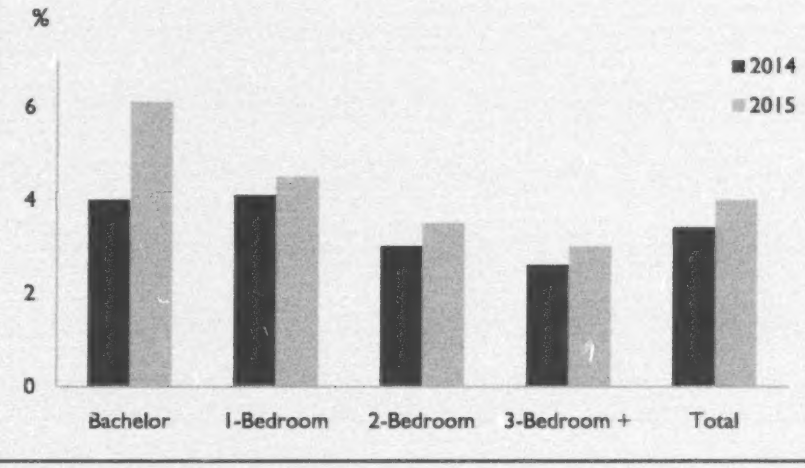
[2] The drop in net migration was mainly caused by a decrease in the number of immigrants and non-permanent residents.

The impact of the structure size on rental performance is still observed on many Quebec markets, and the Montréal CMA is no exception. In fact, smaller structures (three to five units) have a lower vacancy rate (3.0 per cent) than larger structures. Small rental buildings allow the renters to have a closer relationship with the owner, which likely explains, in part, the low turnover. The vacancy rate for structures with more than 20 units[3] ranged from 4.5 per cent to 5.4 per cent.

Vacancy rates also vary depending on the age of the structures. While the vacancy rate for structures built after 1990 hovered between 2.1 per cent and 2.4 per cent, it was much higher in older buildings.[4] This seems to indicate a certain demand for modern rental units, especially among the older population, even if they generally command higher rents than older apartments. This is also consistent with the popularity of rental condominiums that has been observed these last few years. In fact, condominium buildings which are typically newer, posted a vacancy rate of 3.0 per cent, despite considerably higher rents.[5]

Figure 3

Vacancy Rates by Bedroom Type – Montréal CMA
Private Structures with Three or More Apartments



Source: CMHC

The Island of Montréal and the South Shore show the softest market conditions

Among the large sectors of the CMA, the highest vacancy rates were recorded on the Island of Montréal (4.1 per cent) and the South Shore (3.9 per cent). On the Island, the vacancy rate again climbed slightly from the October 2014 survey (3.5 per cent). The decline in migration and the growth in the stock of rental condominiums likely contributed to a decrease in the demand for conventional rental apartments in these sectors.

On the Island of Montreal, as was the case in the entire CMA, bachelor units were the only apartment type that saw their vacancy rates rise significantly from 2014. The vacancy rate for this apartment type reached 6.3 per cent this past fall, compared to 4.0 per cent a year earlier. The vacancy rates for the other apartment types did not change significantly, and varied between 3.0 per cent and 4.6 per cent. Consumer preferences for larger apartments may explain the weaker rental performance of bachelor units.

More specifically, the easing of the market on the Island of Montréal has been observed in the following zones: Downtown–Île-des-Sœurs, Côte-des-Neiges–Mont-Royal–Outremont, Plateau–Mont-Royal, Saint-Laurent and Pointe-aux-Trembles–Rivières-des-Prairies–Montréal-Est. In these sectors, the easing of the market brought the proportion of unoccupied rental housing units to around 5.0 per cent. Moreover, no sector on the Island of Montréal saw its vacancy rate drop significantly this year. Anjou–Saint-Léonard was the only sector to post a vacancy rate below 2 per cent.

Rental markets in the North Shore and Laval sectors remained the tightest, with vacancy rates still below 3.0 per cent. That being said, the vacancy rate increased on the North Shore by approximately one percentage point between 2014 and 2015 (from 2.0 per cent in 2014 to 2.7 per cent this year). The rise in the vacancy rate in this sector

[3] Structures of 20 to 49, 50 to 99 and 100 and plus units.
[4] Structures built between 1940 and 1975.
[5] The last section of this report covers the rental condominium market.

may be attributable to the addition of many new rental units on this market over the past year.

Finally, with a vacancy rate of about 4 per cent, the South Shore remained one of the softest markets in the CMA. In this sector, the vacancy rate remained stable year over year.

Rents vary on the Island of Montréal

The average rent for two-bedroom apartments on the Island was $775 in 2015, but varied greatly from one sector to another. For example, average rents ranged from $610 to $683 in Montréal-Nord and Le Sud-Ouest-Verdun, but were above $1,000 in three zones: Downtown–Île-des-Sœurs ($1,413), the southern West Island zone ($1,044) and Notre-Dame-de-Grâce ($1,036). The higher rents downtown are particularly attributable to the choice location of the buildings, which are close to many amenities and several employment hubs. The size of these buildings, where several services are generally offered, also explains the higher rents. Last, it should be noted that the estimated change in the average rent on the Island of Montréal was 1.9 per cent between October 2014 and October 2015, which is close to inflation.

In the suburban sectors, the estimated changes in the average rents hovered at around 1.3 per cent. The average monthly rent for two-bedroom apartments, for its part, stood at about $717. There is a greater homogeneity between the suburban sectors than on the Island of Montréal.

The easing of the market is caused by a decrease in rental housing demand

The vacancy rate in the Montréal area, which had been stable since the mid-2000s, increased for the second consecutive year. This rise was not caused by a growth in supply, since starts of conventional rental apartments have been very low over the last few years.[6] With supply showing very little progress, the easing was due essentially to a slowdown in demand.

The slowdown in demand is in part attributable to the significant decrease in net migration in the Montréal CMA, which dropped from 29,000 to 22,000 people between 2013 and 2014. Another decrease, albeit smaller, should also be observed this year, as net migration in the CMA is expected to hover around 21,000 people, one of the lowest levels in the past 10 years. This variation in the last two years is mainly explained by a significant decline in the number of non-permanent residents and, to a lesser extent, the number of immigrants[7] settling in the Montréal area. It should be recalled that these people often opt for the rental market when they arrive, mainly on the Island of Montréal, and therefore significantly sustain the demand on this market. The decline in employment among people aged from 15 to 24, group that has a high proportion of renters, is another factor that may have contributed to the lower demand.

Furthermore, part of the potential demand for conventional rental units, likely shifted to rental condominiums, a housing type which, although not perfectly comparable, can be a substitute. On this market, despite the relatively strong increase in the rental condominium supply in 2015 (+3,200 units), the vacancy rate remained stable.

Since these last two trends are mainly concentrated on the Island of Montréal, it is normal for the increase in the vacancy rate to be more pronounced in this sector of the CMA.

Rental condominium vacancy rate remains stable

The rental condominium vacancy rate in the CMA was 3.0 per cent in October 2015, remaining relatively stable compared to a year earlier. The number of rental condominiums posted another strong increase between the last two CMHC surveys. In all, some 3,200 units have been added to the rental condominium stock (+15 per cent). The proportion of rental condominiums has now reached 15 per cent in the Montréal CMA (versus 13 per cent in 2014), which represents approximately 24,000 units.

Despite this increase in supply, the vacancy rate remained stable, which indicates that supply and demand rose at the same rate. It is possible that this housing type attracts an older clientele who is looking for well-situated modern units in a building that offers a range of services. It is also probable that this housing type attracts young adult households who want to live near employment hubs, generally more centrally located, but who find it difficult.

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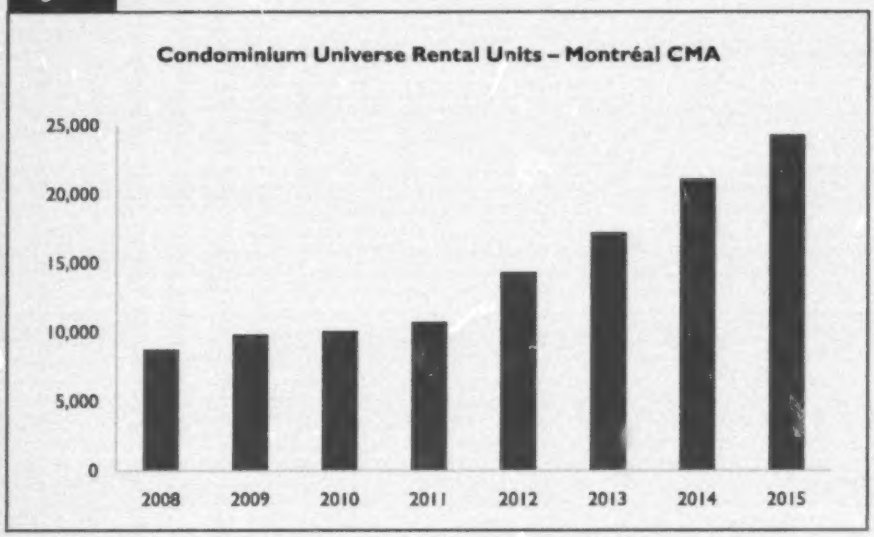
[6] An average of 1,650 starts of conventional rental housing units per year from 2010 to 2014, which represents, on an annual basis, approximately 0.3 per cent of Montréal's rental housing stock.

[7] This number includes non-permanent residents.

Figure 4



Source: CMHC

As has been the case every year since the first Secondary Rental Market Survey, the Downtown Montréal sector[8] continues to rank first in the supply category, with close to one in four condominiums offered for rent. The condominium vacancy rate stood at 2.4 per cent, which indicates that despite the steady increase in supply, the demand remains strong in this sector.

In the suburbs, the Laval sector stood out in terms of supply, with 20 per cent of condominiums offered for rent. These units seem to have easily found takers, since the vacancy rate was 1.9 per cent.

The rent for two-bedroom condominiums ($1,140) continues to be considerably higher than rents for conventional rental apartments of the same size in the CMA ($760). This gap can be explained by the fact that many of the condominiums are contained in newer buildings and often offer several services. There is also a significant portion of condominiums in the central districts on the Island of Montréal. In downtown Montréal, the average rent for two-bedroom condominiums was $1,628, the highest of all the zones in the Montréal area, while in the suburbs, average rents varied between $900 and $1,000.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

[8] This sector also includes Île-des-Sœurs.

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RMS ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	**Downtown Montréal, Île-des-Soeurs** - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	**Le Sud-Ouest (Mtl), Verdun (Mtl)** - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	**LaSalle (Mtl)**
Zone 4	**Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest** - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	**Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl)** - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	**Plateau Mont-Royal (Mtl)** - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	**Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl)** - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	**Hochelaga-Maisonneuve (Mtl)** - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	**Rosemont (Mtl), La Petite-Patrie (Mtl)** - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	**Anjou (Mtl), Saint-Léonard (Mtl)** - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	**Montréal-Nord (Mtl)**
Zone 12	**Ahuntsic (Mtl), Cartierville (Mtl)** - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	**Saint-Laurent (Mtl)**
Zone 14	**Dorval, Lachine (Mtl), Saint-Pierre (Mtl)**
Zone 15	**Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue**
Zone 16	**Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)**
Zone 17	**Mercier (Mtl)** - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	**Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)**
Zones 1-18	**Island of Montréal**
Zone 19	**Chomedey, Sainte-Dorothée (Laval)**
Zone 20	**Laval-des-Rapides (Laval)**
Zone 21	**Pont-Viau (Laval)**
Zone 22	**Saint-François, Saint-Vincent, Duvernay (Laval)**
Zone 23	**Vimont, Auteuil (Laval)**
Zone 24	**Laval-Ouest, Fabreville, Sainte-Rose (Laval)**
Zones 19-24	**Laval**
Zone 25	**Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel**
Zone 26	**Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse**
Zone 27	**Lachenaie, La Plaine, Mascouche, Terrebonne**
Zone 28	**Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie**
Zone 29	**Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban**
Zones 25-29	**North Shore**
Zones 19-29	**Laval and North Shore**
Zone 30	**Longueuil**
Zone 31	**Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert**
Zone 32	**Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe**
Zone 33	**Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes, Verchères**
Zone 34	**Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias**
Zones 30-34	**South Shore**
Zone 35	**Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.**
Zones 19-35	**Suburbs**
Zones 1-35	**Montréal CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTRÉAL CMA	
Sub Area 1	**Downtown** includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	**Outer Centre** includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	**West Part of Island of Montréal** includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	**East Part of Island of Montréal** includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
Sub Areas 1-4	**Montréal Island**
Sub Area 5	**Laval** includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval).
Sub Area 6	**Vaudreuil-Soulanges** includes Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Sub Area 7	**North Shore** includes Zone 25: Deux-Montagnes, Oka, Pointe-Calumet. Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban.
Sub Area 8	**South Shore** includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias.
Sub Areas 1-8	**Montréal CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

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1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
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1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
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1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

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Private Row (Townhouse) Data:

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3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island Zone 1	4.4 c	5.3 c	3.1 c	5.6 b	5.0 c	5.5 c	2.7 c	5.8 c	3.9 c	5.5 c
Zone 2	1.0 c	**	**	1.7 c	**	3.7 c	0.6 c	**	3.0 c	3.1 c
Zone 3	4.8 c	**	4.4 c	4.2 c	**	**	0.5 c	0.8 c	4.3 c	2.8 c
Zone 4	3.6 c	5.3 c	4.4 c	5.1 b	3.1 c	3.8 c	**	1.7 c	3.9 c	4.1 c
Zone 5	3.5 c	6.3 c	4.2 c	4.9 b	2.3 c	5.0 c	**	**	3.3 c	5.1 b
Zone 6	3.7 c	4.5 c	2.6 c	3.6 c	**	2.5 c	0.1 c	**	2.2 c	3.5 c
Zone 7	4.9 c	**	5.3 c	**	2.5 c	4.8 c	1.4 c	0.6 c	3.4 c	5.6 c
Zone 8	5.1 c	**	3.8 c	**	**	4.2 c	**	**	4.0 c	3.5 c
Zone 9	3.2 c	5.0 c	**	4.3 c	**	**	**	0.1 c	4.5 c	3.4 c
Zone 10	3.4 c	**	2.8 c	2.8 c	2.7 c	**	**	0.5 c	2.7 c	1.7 c
Zone 11	**	**	4.6 c	**	5.7 c	4.6 c	**	**	5.4 c	5.9 c
Zone 12	3.9 c	**	3.2 c	4.5 c	**	**	0.2 c	0.3 c	2.7 c	3.8 c
Zone 13	3.1 c	4.4 c	4.8 c	5.6 b	2.7 c	5.0 c	3.1 c	6.5 c	3.5 c	5.4 c
Zone 14	4.2 c	**	7.3 c	7.0 c	6.2 c	7.9 c	5.4 c	4.4 c	6.4 c	7.3 c
Zone 15	**	5.7 c	2.2 c	3.3 c	3.3 c	3.3 c	**	3.5 c	2.9 c	3.5 c
Zone 16	6.2 c	5.6 c	6.1 c	3.7 c	3.1 c	3.4 c	**	0.8 c	4.1 c	3.3 c
Zone 17	**	3.8 c	1.1 c	5.8 c	0.6 c	1.1 c	**	**	1.3 c	2.9 c
Zone 18	**	13.4 c	**	**	3.8 c	5.3 c	**	**	3.7 c	6.3 c
Montréal Island (Zones 1-18)	4.0 c	6.3 c	4.2 c	4.6 b	3.2 c	3.7 c	2.5 c	3.0 c	3.5 c	4.1 c
Laval Zone 19	0.0 c	0.0 c	1.6 c	3.5 c	2.1 c	2.1 c	1.3 c	3.7 c	1.8 c	2.6 c
Zone 20	**	**	**	3.5 c	2.0 c	2.2 c	**	**	2.6 c	2.7 c
Zone 21	**	1.1 c	3.7 c	**	4.9 c	4.9 c	**	2.4 c	3.5 c	3.3 c
Zone 22	0.0 c	1.9 c	1.0 c	3.7 c	3.4 c	4.8 c	**	0.0 c	2.7 c	4.1 c
Zone 23	0.0 c	0.0 c	0.9 c	3.7 c	0.7 c	1.0 c	**	**	0.9 c	1.6 c
Zone 24	11.1 c	0.0 c	1.7 c	**	2.2 c	1.2 c	1.0 c	**	2.2 c	1.3 c
Laval (Zones 19-24)	1.5 c	**	2.9 c	3.4 c	2.2 c	2.4 c	1.3 c	2.9 c	2.2 c	2.6 c
North-Shore Zone 25	0.6 c	**	0.8 c	**	1.8 c	3.3 c	**	**	1.7 c	4.1 c
Zone 26	**	**	0.3 c	1.3 c	2.1 c	2.5 c	0.5 c	0.3 c	1.6 c	2.0 c
Zone 27	**	**	**	**	1.7 c	**	**	**	2.0 c	1.3 c
Zone 28	1.6 c	**	0.7 c	**	2.0 c	2.5 c	1.1 c	**	1.6 c	3.5 c
Zone 29	**	**	1.7 c	**	2.2 c	2.5 c	**	**	2.7 c	2.8 c
North-Shore (Zones 25-29)	**	**	1.5 c	2.9 c	2.0 c	2.5 c	**	2.8 c	2.0 c	2.7 c
Laval/North-Shore (Zones 19-29)	1.6 c	4.3 c	2.0 c	3.1 c	2.1 c	2.5 c	2.3 c	2.9 c	2.1 c	2.7 c
South-Shore Zone 30	**	4.8 c	5.3 c	4.6 c	3.3 c	4.9 c	3.7 c	**	4.1 c	4.5 c
Zone 31	**	3.0 c	5.1 c	4.3 c	2.7 c	4.0 c	**	4.5 c	3.7 c	4.1 c
Zone 32	**	**	5.3 c	3.8 c	3.0 c	3.8 c	**	4.5 c	3.3 c	3.9 c
Zone 33	**	0.0 c	3.0 c	0.7 c	2.1 c	1.8 c	3.4 c	**	2.6 c	1.8 c
Zone 34	0.0 c	**	**	2.9 c	4.7 c	1.9 c	**	**	4.3 c	2.1 c
South-Shore (Zones 30-34)	**	3.6 c	5.1 c	4.2 c	3.0 c	4.0 c	3.4 c	3.6 c	3.7 c	3.9 c
Zone 35	**	0.0 c	0.4 c	0.0 c	2.7 c	2.6 c	**	**	2.6 c	1.9 c
Suburbs (Zones 19-35)	4.9 c	3.9 c	3.3 c	3.6 c	2.5 c	3.1 c	2.8 c	3.2 c	2.8 c	3.2 c
Montréal CMA	4.0 c	6.1 c	4.1 c	4.5 b	3.0 c	3.5 c	2.6 c	3.0 c	3.4 c	4.0 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island Zone 1	749 a	766 a	1,007 a	1,039 a	1,403 a	1,413 a	1,501 a	1,591 a	1,069 a	1,121 a
Zone 2	486 a	556 a	636 a	617 a	657 a	683 a	782 a	779 a	660 a	678 a
Zone 3	493 a	452 a	614 a	628 a	709 a	721 a	1,024 a	1,088 a	702 a	714 a
Zone 4	538 a	562 a	739 a	781 a	932 a	1,036 a	1,160 b	**	841 a	968 a
Zone 5	571 a	595 a	722 a	733 a	908 a	920 a	971 a	1,046 a	804 a	828 a
Zone 6	641 a	655 a	781 a	809 a	919 a	983 a	1,205 a	1,221 a	841 a	879 a
Zone 7	471 a	476 a	539 a	548 a	624 a	645 a	753 a	843 a	595 a	616 a
Zone 8	592 b	543 b	552 a	580 a	710 a	721 a	872 a	869 a	673 a	684 a
Zone 9	520 a	518 a	583 a	583 a	678 a	703 a	998 c	979 c	643 a	666 a
Zone 10	511 a	512 a	610 a	616 a	682 a	695 a	866 a	872 a	706 a	716 a
Zone 11	486 a	476 a	541 a	536 a	610 a	610 a	704 a	736 a	610 a	606 a
Zone 12	483 a	502 a	569 a	581 a	743 a	720 a	1,103 a	1,033 a	665 a	662 a
Zone 13	546 a	557 a	688 a	699 a	819 a	821 a	901 a	944 a	769 a	783 a
Zone 14	553 b	508 b	617 a	614 a	701 a	693 a	796 b	796 b	677 a	672 a
Zone 15	541 b	621 b	874 a	889 a	1,056 a	1,044 a	1,148 a	1,156 a	1,003 a	994 a
Zone 16	549 a	544 a	664 a	676 a	780 a	817 a	941 a	936 a	753 a	783 a
Zone 17	513 b	510 b	547 a	564 a	640 a	659 a	726 a	855 a	621 a	649 a
Zone 18	442 d	476 a	521 a	546 a	641 a	658 a	703 a	806 b	632 a	660 a
Montréal Island (Zones 1-18)	**574 a**	**577 a**	**661 a**	**675 a**	**749 a**	**775 a**	**932 a**	**995 a**	**725 a**	**752 a**
Laval Zone 19	533 b	533 a	776 a	676 a	812 a	766 a	913 a	986 a	808 a	764 a
Zone 20	534 b	537 b	597 a	600 a	679 a	685 a	797 a	789 a	670 a	676 a
Zone 21	475 a	477 a	589 a	592 a	670 a	664 a	704 a	718 a	665 a	664 a
Zone 22	458 a	491 a	593 a	617 a	657 a	668 a	716 a	768 a	648 a	665 a
Zone 23	476 b	479 b	578 a	607 a	718 a	721 a	879 a	893 a	712 a	724 a
Zone 24	507 a	509 a	670 a	830 a	719 a	758 a	833 a	845 a	723 a	777 a
Laval (Zones 19-24)	**517 a**	**519 a**	**680 a**	**650 a**	**730 a**	**720 a**	**814 a**	**848 a**	**726 a**	**719 a**
North-Shore Zone 25	502 b	454 b	634 a	603 a	720 a	718 a	862 a	855 a	731 a	730 a
Zone 26	410 b	585 b	575 a	613 a	664 a	687 a	797 a	800 a	665 a	699 a
Zone 27	464 b	489 b	586 a	612 a	735 a	755 a	785 a	807 a	701 a	726 a
Zone 28	501 a	507 a	551 a	567 a	673 a	691 a	780 a	832 a	663 a	686 a
Zone 29	487 a	502 a	554 a	579 a	689 a	725 a	783 a	773 a	650 a	690 a
North-Shore (Zones 25-29)	**478 a**	**501 a**	**569 a**	**590 a**	**692 a**	**713 a**	**800 a**	**805 a**	**676 a**	**703 a**
Laval/North-Shore (Zones 19-29)	**492 a**	**509 a**	**610 a**	**616 a**	**709 a**	**716 a**	**805 a**	**820 a**	**696 a**	**709 a**
South-Shore Zone 30	509 a	503 a	630 a	648 a	699 a	705 a	762 a	796 a	687 a	701 a
Zone 31	538 a	531 a	639 a	651 a	720 a	740 a	819 a	848 a	706 a	724 a
Zone 32	495 a	494 a	604 a	605 a	706 a	714 a	757 a	791 a	694 a	708 a
Zone 33	459 a	468 a	611 a	597 a	714 a	719 a	819 a	845 a	713 a	721 a
Zone 34	452 a	**	608 a	618 a	704 a	709 a	815 a	893 a	714 a	744 a
South-Shore (Zones 30-34)	**512 a**	**512 a**	**629 a**	**641 a**	**708 a**	**718 a**	**785 a**	**819 a**	**697 a**	**712 a**
Zone 35	492 b	553 c	567 a	548 a	693 a	728 a	780 a	787 a	689 a	711 a
Suburbs (Zones 19-35)	**501 a**	**511 a**	**618 a**	**627 a**	**708 a**	**717 a**	**795 a**	**819 a**	**696 a**	**711 a**
Montréal CMA	**569 a**	**573 a**	**655 a**	**668 a**	**739 a**	**760 a**	**898 a**	**952 a**	**719 a**	**744 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island Zone 1	5,391	5,424	8,285	8,605	6,113	6,513	1,307	1,377	21,096	21,919
Zone 2	1,732	1,666	8,396	8,372	15,360	15,730	4,133	4,102	29,621	29,870
Zone 3	542	525	3,411	3,382	11,347	12,243	1,703	1,675	17,003	17,825
Zone 4	3,414	3,615	10,750	10,730	13,901	14,478	2,959	2,975	31,024	31,798
Zone 5	3,389	3,424	13,828	14,076	14,765	15,099	3,177	3,161	35,159	35,760
Zone 6	8,230	8,217	10,980	11,146	16,127	16,748	4,228	4,208	39,565	40,319
Zone 7	3,924	3,889	9,757	9,933	21,741	22,346	3,849	3,855	39,271	40,023
Zone 8	3,229	3,278	7,237	7,258	13,040	13,741	4,420	4,323	27,926	28,600
Zone 9	5,426	5,458	11,826	11,873	21 632	22,172	4,001	3,993	42,885	43,496
Zone 10	602	604	4,007	3,983	17,295	19,383	3,698	3,723	25,602	27,693
Zone 11	680	681	3,506	3,526	13,793	15,044	2,473	2,434	20,452	21,685
Zone 12	2,666	2,664	8,556	8,600	14,474	15,689	2,131	2,187	27,827	29,140
Zone 13	752	757	5,143	5,198	7,658	8,093	1,685	1,739	15,238	15,787
Zone 14	651	661	3,315	3,290	5,973	6,263	1,090	1,109	11,029	11,323
Zone 15	209	188	970	1,029	1,475	1,485	458	451	3,112	3,153
Zone 16	503	491	2,533	2,495	5,378	5,768	937	990	9,351	9,744
Zone 17	788	801	4,398	4,455	11,373	12,732	2,352	2,351	18,911	20,339
Zone 18	257	249	1,571	1,530	7,796	8,435	1,381	1,357	11,005	11,571
Montréal Island (Zones 1-18)	42,385	42,592	118,469	119,481	219,241	231,962	45,982	46,010	426,077	440,045
Laval Zone 19	235	337	2,129	2,217	5,526	5,638	1,049	1,042	8,939	9,234
Zone 20	206	207	1,526	1,514	4,801	4,765	622	614	7,155	7,100
Zone 21	82	98	240	311	965	978	702	749	1,989	2,136
Zone 22	27	40	440	678	1,374	1,583	220	211	2,061	2,512
Zone 23	19	20	481	493	1,695	1,728	342	353	2,537	2,594
Zone 24	51	52	326	368	1,269	1,309	304	293	1,950	2,022
Laval (Zones 19-24)	620	754	5,142	5,581	15,630	16,001	3,239	3,262	24,631	25,598
North-Shore Zone 25	174	156	714	684	3,806	3,921	1,243	1,291	5,937	6,052
Zone 26	81	87	944	961	5,425	5,460	1,675	1,679	8,125	8,187
Zone 27	79	85	1,141	1,158	3,039	3,051	568	570	4,827	4,864
Zone 28	157	165	798	775	3,673	3,622	995	992	5,623	5,554
Zone 29	479	508	2,488	2,612	7,180	7,223	1,367	1,427	11,514	11,770
North-Shore (Zones 25-29)	970	1,001	6,085	6,190	23,123	23,277	5,848	5,959	36,026	36,427
Laval/North-Shore (Zones 19-29)	1,590	1,755	11,227	11,771	38,753	39,278	9,087	9,221	60,657	62,025
South-Shore Zone 30	702	711	5,290	5,492	9,989	10,286	3,830	3,874	19,811	20,363
Zone 31	536	512	3,321	3,328	7,324	7,382	2,075	2,069	13,256	13,291
Zone 32	68	72	882	904	3,743	3,980	1,004	1,038	5,697	5,994
Zone 33	159	153	592	590	2,676	2,799	959	955	4,386	4,497
Zone 34	68	67	336	340	1,252	1,253	562	566	2,218	2,226
South-Shore (Zones 30-34)	1,533	1,515	10,421	10,654	24,904	25,700	8,430	8,502	45,368	46,371
Zone 35	39	39	266	268	1,234	1,259	364	370	1,903	1,936
Suburbs (Zones 19-35)	3,162	3,309	21,914	22,693	64,971	66,237	17,881	18,093	107,928	110,332
Montréal CMA	**45,547**	**45,901**	**140,383**	**142,174**	**284,212**	**298,199**	**63,863**	**64,103**	**534,005**	**550,377**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island Zone 1	5.9	6.8	4.7	7.6	6.6	7.2	3.0	**	5.3	7.2
Zone 2	1.1	**	**	1.7	**	**	0.6	**	3.2	3.4
Zone 3	**	**	4.7	4.6	**	**	0.6	0.8	4.5	3.0
Zone 4	4.1	6.3	5.1	5.9	4.0	4.5	**	1.8	[illegible]	4.8
Zone 5	5.0	7.1	4.8	5.5	2.8	5.2	**	5.6	[illegible]	5.5
Zone 6	4.2	4.8	3.0	4.2	**	2.6	0.1	**	2.6	3.9
Zone 7	4.9	**	5.5	**	2.7	4.8	1.4	0.6	3.6	5.8
Zone 8	**	**	4.7	**	**	4.3	**	**	4.7	3.7
Zone 9	3.5	5.5	**	4.4	**	**	**	0.1	4.6	3.7
Zone 10	4.2	**	**	3.1	3.0	**	**	0.6	3.6	1.8
Zone 11	**	**	4.9	**	**	4.8	**	**	6.1	**
Zone 12	4.0	**	3.4	5.6	2.4	**	0.2	0.3	2.8	4.3
Zone 13	3.9	4.9	6.3	6.5	4.0	5.9	4.3	6.5	4.9	6.2
Zone 14	4.2	**	8.3	7.9	6.8	8.5	5.4	4.5	7.0	7.8
Zone 15	**	6.6	2.5	4.0	4.4	3.8	**	3.7	3.5	4.0
Zone 16	7.0	6.6	6.6	4.7	3.3	3.8	**	1.1	4.4	3.9
Zone 17	**	3.8	**	6.0	**	1.3	**	**	2.9	3.0
Zone 18	**	13.4	**	**	3.8	**	**	**	3.7	7.3
Montréal Island (Zones 1-18)	4.7	7.0	5.0	5.2	3.6	4.0	2.8	3.2	4.1	4.6
Laval Zone 19	**	**	2.2	4.2	2.8	2.7	1.8	4.3	2.5	3.3
Zone 20	**	**	**	3.9	2.1	3.0	0.2	**	2.7	3.3
Zone 21	**	1.1	3.7	**	4.9	4.9	**	2.9	3.5	3.5
Zone 22	0.0	1.9	1.0	5.2	3.5	5.2	**	0.0	2.8	4.7
Zone 23	0.0	0.0	0.9	3.7	**	1.3	**	**	**	2.0
Zone 24	13.0	0.0	1.7	**	2.4	1.5	**	**	3.1	1.5
Laval (Zones 19-24)	2.2	**	3.2	3.9	2.7	2.9	1.9	3.3	2.7	3.2
North-Shore Zone 25	0.6	**	0.8	**	2.0	3.3	**	**	1.8	4.2
Zone 26	**	**	0.3	1.3	2.1	2.5	0.5	0.3	1.6	2.0
Zone 27	**	**	**	**	1.8	**	**	**	2.0	1.3
Zone 28	1.6	**	1.0	**	2.4	2.7	1.1	**	1.9	3.6
Zone 29	**	**	**	**	2.2	2.5	**	**	3.1	2.9
North-Shore (Zones 25-29)	**	**	2.0	3.0	2.1	2.5	**	2.8	2.2	2.8
Laval/North-Shore (Zones 19-29)	1.9	4.8	2.4	3.4	2.4	2.7	2.5	3.0	2.4	2.9
South-Shore Zone 30	**	5.1	6.2	5.1	4.4	5.1	3.8	**	5.0	4.8
Zone 31	**	3.0	6.2	4.7	3.2	4.5	3.3	4.6	4.3	4.5
Zone 32	8.6	**	**	3.9	4.1	4.0	**	5.2	4.2	4.2
Zone 33	**	0.0	3.6	1.2	2.1	2.7	3.4	**	2.6	2.3
Zone 34	0.0	**	**	2.9	4.7	2.4	**	4.7	4.3	3.1
South-Shore (Zones 30-34)	**	3.7	6.0	4.6	3.8	4.4	3.4	3.9	4.4	4.3
Zone 35	**	0.0	0.4	0.0	2.8	2.6	**	**	2.7	2.1
Suburbs (Zones 19-35)	5.2	4.2	4.0	3.9	2.9	3.4	3.0	3.4	3.2	3.5
Montréal CMA	4.8	6.8	4.8	5.0	3.5	3.8	2.8	3.2	3.9	4.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Montréal CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Montréal Island Zone 1	1.5 c	1.2 d	**	1.0 d	**	++	**	**	2.0 c	1.3 d
Zone 2	++	**	3.0 c	++	++	2.8 c	++	**	**	**
Zone 3	++	**	1.8 c	2.0 c	++	1.7 c	++	**	++	1.8 c
Zone 4	1.8 c	2.8 c	2.2 c	3.2 c	2.2 c	3.3 c	++	++	2.1 c	2.6 c
Zone 5	1.9 c	2.0 c	2.3 c	2.7 c	3.2 c	++	**	3.7 c	2.1 c	3.1 c
Zone 6	4.3 c	1.3 d	3.7 d	2.2 d	++	**	**	++	4.0 c	1.7 d
Zone 7	3.1 d	2.7 d	3.6 d	2.1 d	2.9 c	++	++	++	3.1 d	1.4 d
Zone 8	++	++	4.2 d	++	++	++	++	**	++	++
Zone 9	2.6 c	1.9 d	2.6 c	3.1 d	2.1 c	2.1 c	3.6 c	4.7 c	2.8 c	2.0 c
Zone 10	++	**	++	2.5 c	2.1 c	2.0 c	++	++	1.5 c	2.0 c
Zone 11	++	2.4 d	1.6 d	2.6 d	2.6 d	2.9 d	++	4.2 d	2.4 d	2.5 d
Zone 12	++	++	1.4 d	2.9 d	1.9 d	2.4 d	++	**	1.2 d	2.4 d
Zone 13	++	2.0 c	2.0 c	1.7 b	2.4 c	1.6 c	2.3 c	2.0 c	1.9 c	1.7 b
Zone 14	++	3.1 d	2.6 c	**	2.2 c	**	**	++	2.8 c	1.8 c
Zone 15	2.3 c	++	1.3 b	3.2 d	**	**	3.4 c	1.6 c	1.9 c	2.8 c
Zone 16	++	**	0.8 d	++	++	**	2.9 c	++	1.2 d	++
Zone 17	**	2.6 d	++	++	**	++	++	**	++	++
Zone 18	**	++	2.9 c	++	3.4 d	++	++	++	2.6 c	++
Montréal Island (Zones 1-18)	2.1 d	2.1 d	2.3 b	2.1 b	2.3 c	**	3.1 c	3.5 c	2.2 b	1.9 b
Laval Zone 19	++	++	2.6 c	1.8 c	3.0 c	++	2.5 c	2.7 b	2.8 b	1.3 a
Zone 20	++	++	**	**	++	1.3 a	4.1 d	3.0 c	++	1.7 c
Zone 21	++	++	2.9 b	++	1.6 c	1.8 c	2.8 c	++	1.5 d	**
Zone 22	4.5 d	++	1.6 c	2.3 c	1.4 a	2.7 c	++	**	1.4 a	2.6 c
Zone 23	**	**	++	1.4 d	2.4 d	++	++	++	2.0 c	++
Zone 24	2.3 c	**	++	3.2 c	1.9 c	++	++	5.8 c	1.5 a	1.3 c
Laval (Zones 19-24)	**	++	0.8 d	1.9 b	2.0 c	1.1 b	2.7 c	2.7 b	1.9 b	1.4 a
North-Shore Zone 25	++	++	3.1 d	++	2.7 c	++	**	++	2.9 c	++
Zone 26	**	**	++	++	**	++	++	++	++	++
Zone 27	++	**	++	++	++	2.7 c	++	**	++	2.5 c
Zone 28	**	7.2 d	++	2.9 b	++	2.2 c	++	4.1 d	++	2.2 c
Zone 29	++	3.3 d	++	1.7 c	++	2.7 b	++	++	2.2 c	1.9 c
North-Shore (Zones 25-29)	++	3.8 d	**	1.4 b	2.0 c	1.7 b	2.7 c	1.1 b	2.3 c	1.5 b
Laval/North-Shore (Zones 19-29)	**	2.5 c	2.1 c	1.6 b	2.0 c	1.5 b	2.7 c	1.9 b	2.1 c	1.5 b
South-Shore Zone 30	**	2.2 c	3.0 b	1.0 a	2.3 b	0.8 a	++	1.6 c	2.9 a	1.0 a
Zone 31	**	2.2 c	++	2.0 b	++	2.5 c	++	**	++	2.3 b
Zone 32	**	2.8 b	2.2 c	1.8 c	2.8 c	1.1 a	5.0 d	**	2.4 b	1.2 d
Zone 33	**	++	1.5 d	++	2.5 c	++	3.0 c	++	2.4 c	++
Zone 34	++	**	**	++	++	++	**	++	++	++
South-Shore (Zones 30-34)	2.0 c	2.0 c	2.0 b	1.0 a	1.8 b	1.2 b	1.7 c	1.5 b	2.0 b	1.2 b
Zone 35	**	**	3.9 d	**	++	**	++	3.0 c	2.0 c	++
Suburbs (Zones 19-35)	1.9 c	2.3 c	2.1 b	1.3 b	1.9 b	1.3 b	2.2 c	1.7 b	2.1 b	1.3 b
Montréal CMA	**2.1**	**2.1**	**2.3**	**1.9**	**2.2**	**	**2.8**	**3.0**	**2.2**	**1.8**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island (Zones 1-18)										
Unknown	0.4 c	**	4.6 c	3.7 c	**	2.6 c	0.5 c	**	2.7 c	3.1 c
Pre 1940	4.1 d	5.6 d	3.4 d	2.5 d	3.6 d	4.2 d	1.4 d	3.8 d	3.2 d	3.6 d
1940 - 1959	3.9 c	6.4 c	4.7 c	5.1 c	2.9 c	5.1 c	3.8 c	5.0 c	3.7 c	5.3 c
1960 - 1974	4.7 c	7.1 b	4.9 c	5.6 c	3.7 b	3.4 b	4.1 d	2.2 c	4.3 c	4.5 c
1975 - 1989	3.0 a	2.7 b	2.5 a	4.5 c	2.2 b	2.7 b	**	1.2 a	2.3 a	3.0 c
1990 - 2004	1.3 d	**	1.4 a	2.0 c	**	3.8 d	**	**	3.0 d	3.1 d
2005+	**	3.8 d	1.6 c	**	2.0 c	2.5 c	**	0.3 b	2.6 c	3.4 d
Total	4.0 b	6.3 b	4.2 b	4.6 b	3.2 b	3.7 b	2.5 b	3.0 b	3.5 a	4.1 a
Laval (Zones 19-24)										
Unknown	**	**	4.1 a	2.8 c	3.2 c	5.4 d	2.5 b	**	3.4 b	5.6 d
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	0.4 b	**	**	**	**	**	**	**
1960 - 1974	1.4 d	**	5.3 d	4.6 c	3.4 d	2.0 b	**	1.8 c	3.4 c	2.6 b
1975 - 1989	0.0 c	0.7 a	1.2 a	2.9 b	1.6 b	2.5 b	1.1 a	3.1 d	1.5 a	2.6 a
1990 - 2004	**	**	0.0 c	**	**	0.7 b	0.0 c	**	0.5 c	**
2005+	**	**	0.0 d	**	1.6 c	1.5 c	**	0.6 b	1.5 a	1.4 d
Total	1.5 c	**	2.9 c	3.4 b	2.2 b	2.4 a	1.3 a	2.9 c	2.2 a	2.6 a
North-Shore (Zones 25-29)										
Unknown	**	**	**	**	**	**	**	**	**	**
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	0.0 d	**	**	**	**	**	**	**	0.5 b	**
1960 - 1974	**	**	0.5 b	4.6 c	3.3 d	1.8 c	0.6 b	**	1.9 c	2.6 c
1975 - 1989	**	**	1.7 c	2.3 c	2.5 b	3.8 d	1.3 d	**	2.1 b	3.5 c
1990 - 2004	**	**	1.8 c	**	0.9 d	1.0 d	**	**	2.1 c	1.5 c
2005+	**	**	**	0.2 b	2.1 c	2.2 c	**	0.3 b	1.8 c	1.6 c
Total	**	**	1.5 a	2.9 c	2.0 b	2.5 b	**	2.8 c	2.0 a	2.7 a
South-Shore (Zones 30-34)										
Unknown	23.3 d	**	**	11.5 d	**	**	**	**	**	**
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	**	0.1 d	**	**	**	**	**
1960 - 1974	**	5.6 d	4.3 c	5.0 c	4.5 c	4.6 c	4.6 d	**	4.6 c	4.5 c
1975 - 1989	5.2 d	2.7 c	5.6 b	3.7 b	2.4 b	3.7 b	2.4 c	5.5 d	3.2 b	4.0 b
1990 - 2004	**	0.0 d	2.3 c	2.7 c	2.1 c	1.8 c	1.3 d	1.1 d	2.0 b	1.7 c
2005+	**	**	2.5 c	2.8 b	**	1.7 c	**	**	2.3 c	2.0 d
Total	**	3.6 d	5.1 b	4.2 b	3.0 b	4.0 b	3.4 d	3.6 d	3.7 b	3.9 b
Montréal CMA										
Unknown	1.0 a	**	4.9 d	4.2 c	2.8 c	2.8 c	**	**	2.9 c	3.4 d
Pre 1940	4.2 d	5.4 d	3.3 d	2.5 d	3.6 d	4.2 d	1.4 d	3.8 d	3.1 d	3.6 c
1940 - 1959	4.0 c	6.4 c	4.5 c	5.0 c	2.8 b	5.2 c	3.8 d	4.9 d	3.6 b	5.3 b
1960 - 1974	4.7 b	6.9 b	4.8 a	5.5 a	3.8 b	3.3 b	3.8 d	2.4 b	4.2 a	4.4 a
1975 - 1989	2.9 a	2.6 a	2.9 a	3.9 c	2.2 a	3.1 b	1.6 c	2.7 c	2.3 a	3.2 b
1990 - 2004	1.8 c	**	1.6 c	1.8 c	2.2 c	2.3 c	**	**	2.4 c	2.1 c
2005+	**	3.6 d	1.6 c	4.7 c	2.0 c	2.1 b	**	0.7 b	2.2 c	2.4 c
Total	4.0 a	6.1 b	4.1 b	4.5 a	3.0 b	3.5 b	2.6 b	3.0 c	3.4 a	4.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island (Zones 1-18)										
Unknown	536 d	549 d	605 b	621 b	686 b	713 b	876 c	1,018 c	685 a	739 a
Pre 1940	576 b	601 a	637 a	652 a	748 a	799 a	978 b	1,053 c	749 a	798 a
1940 - 1959	511 a	513 a	599 a	601 a	707 a	735 b	899 b	974 c	668 a	684 a
1960 - 1974	578 a	574 a	692 a	712 a	775 a	787 a	901 b	914 b	727 a	741 a
1975 - 1989	674 a	699 b	736 a	735 a	760 a	774 a	943 b	952 a	766 a	781 a
1990 - 2004	674 c	**	739 b	746 b	833 b	880 b	1,053 b	1,076 b	837 b	876 b
2005+	778 d	827 c	901 d	944 b	1,016 c	1,009 c	**	1,246 c	968 c	992 b
Total	574 a	577 a	661 a	675 a	749 a	775 a	932 a	995 a	725 a	752 a
Laval (Zones 19-24)										
Unknown	**	**	1,290 b	937 a	**	1,062 b	1,237 b	1,335 b	1,372 c	1,047 b
Pre 1940	**	**	**	**	640 c	**	**	**	625 c	**
1940 - 1959	534 b	556 d	548 b	557 b	617 a	662 b	750 d	845 c	601 a	647 b
1960 - 1974	502 a	493 a	586 a	603 a	654 a	664 a	711 a	754 a	642 a	659 a
1975 - 1989	501 a	514 a	620 a	613 a	699 a	704 a	823 a	844 a	696 a	699 a
1990 - 2004	**	**	653 a	628 a	765 a	748 a	969 b	915 a	788 a	774 a
2005+	**	**	761 a	**	888 b	921 a	1,123 b	1,172 b	895 b	950 b
Total	517 a	519 a	680 a	650 a	730 a	720 a	814 a	848 a	726 a	719 a
North-Shore (Zones 25-29)										
Unknown	**	**	570 c	**	**	733 d	951 d	**	691 d	669 c
Pre 1940	**	**	455 c	517 b	565 c	600 c	731 b	**	570 b	580 b
1940 - 1959	450 b	**	534 c	562 b	626 b	677 c	845 b	**	570 b	638 c
1960 - 1974	482 b	502 a	519 a	515 b	620 a	618 a	696 b	682 b	599 a	602 a
1975 - 1989	493 a	488 a	552 a	572 a	642 a	653 a	757 a	777 a	633 a	648 a
1990 - 2004	**	**	645 a	655 a	744 a	743 a	813 a	809 a	737 a	746 a
2005+	**	**	657 b	668 b	844 a	864 a	973 b	923 a	841 a	861 a
Total	478 a	501 a	569 a	590 a	692 a	713 a	800 a	805 a	676 a	703 a
South-Shore (Zones 30-34)										
Unknown	797 b	781 b	759 b	795 b	733 c	796 c	**	952 d	757 b	807 b
Pre 1940	**	**	**	**	690 b	**	**	**	597 d	**
1940 - 1959	504 a	507 b	526 b	590 a	652 b	649 b	805 c	766 b	623 b	638 b
1960 - 1974	487 a	494 a	645 a	655 a	693 a	684 a	757 a	759 a	686 a	687 a
1975 - 1989	520 a	501 a	607 a	618 a	685 a	695 a	768 a	811 a	675 a	687 a
1990 - 2004	512 b	479 b	715 b	706 b	779 a	800 a	818 a	818 a	781 a	791 a
2005+	**	585 d	779 b	805 b	891 a	882 b	1,033 c	1,120 c	893 a	920 b
Total	512 a	512 a	629 a	641 a	708 a	718 a	785 a	819 a	697 a	712 a
Montréal CMA										
Unknown	547 d	561 c	635 b	636 b	704 b	721 b	889 c	1,017 c	706 b	747 a
Pre 1940	571 b	596 b	636 a	651 a	746 a	798 a	974 b	1,053 c	746 a	797 a
1940 - 1959	509 a	513 a	595 a	600 a	703 a	731 a	894 b	958 c	664 a	682 a
1960 - 1974	573 a	570 a	682 a	702 a	753 a	761 a	850 a	864 a	716 a	728 a
1975 - 1989	644 a	660 b	677 a	683 a	714 a	730 a	856 a	888 a	718 a	735 a
1990 - 2004	668 c	**	701 a	710 a	786 a	806 a	905 a	908 a	790 a	808 a
2005+	774 d	821 d	834 c	893 b	909 b	920 a	1,052 b	1,065 a	908 b	932 b
Total	569 a	573 a	655 a	668 a	739 a	760 a	898 a	952 a	719 a	744 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island (Zones 1-18)										
3 to 5 Units	0.4 c	**	3.1 c	3.9 c	2.8 c	3.0 c	2.1 c	2.2 c	2.7 c	3.1 c
6 to 19 Units	4.7 c	**	5.7 c	4.3 b	3.3 b	4.0 b	2.7 c	3.9 c	4.0 c	4.5 b
20 to 49 Units	5.7 b	7.3 a ↑	4.7 c	6.0 a ↑	3.2 c	4.5 b	3.7 b	4.5 b	4.4 c	5.7 a ↑
50 to 99 Units	4.8 b	6.2 b	4.2 c	5.3 a ↑	3.8 c	4.2 b	4.6 b	5.4 a	4.2 c	5.1 a ↑
100+ Units	2.8 c	3.6 c	3.6 c	4.7 b ↑	4.6 c	4.8 b	4.4 b	5.2 a ↑	3.7 c	4.5 b ↑
Total	4.0 c	6.3 b ↑	4.2 c	4.6 b	3.2 c	3.7 b	2.5 b	3.0 b	3.5 c	4.1 b
Laval (Zones 19-24)										
3 to 5 Units	0.0 d	0.0 d	0.3 d	**	1.7 c	1.8 c	**	**	1.3 d	1.8 c
6 to 19 Units	0.5 b	**	**	3.8 d	2.0 c	2.0 c	1.1 c	3.8 d	2.3 b	2.4 b
20 to 49 Units	4.3 c	**	1.8 b	4.4 b	3.6 b	3.1 b	1.6 c	2.6 c	2.8 b	3.5 b
50 to 99 Units	**	**	3.9 c	1.0 c	4.5 b	2.6 a	1.0 d	2.9 c	3.8 b	2.0 a
100+ Units	**	0.6 b	2.5 c	3.4 b	2.1 c	5.6 a ↑	3.8 c	3.2 a	2.3 b	4.1 b
Total	1.5 c	**	2.9 c	3.4 b	2.2 b	2.4 c	1.3 a	2.9 c	2.2 a	2.6 c
North-Shore (Zones 25-29)										
3 to 5 Units	**	**	0.4 c	**	0.7 b	**	**	**	1.5 d	2.3 c
6 to 19 Units	**	**	2.5 c	2.4 c	2.4 b	2.5 b	0.8 c	3.0 c	2.2 b	2.7 b
20 to 49 Units	1.0 c	3.4 c	1.8 b	3.4 b	4.3 c	6.2 a ↑	1.3 d	4.5 b ↑	2.9 c	4.9 a ↑
50 to 99 Units	7.6 c	11.5 c ↑	2.1 a	2.7 b	4.2 d	4.9 c	4.9 c	**	3.5 c	4.3 b
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	**	**	1.5 a	2.9 c ↑	2.0 c	2.5 b	**	2.8 c	2.0 c	2.7 a ↑
South-Shore (Zones 30-34)										
3 to 5 Units	**	**	**	**	**	**	**	**	2.9 c	2.5 c
6 to 19 Units	**	**	4.9 c	3.9 c	2.9 b	3.6 c	4.0 c	4.9 c	3.6 c	3.9 c
20 to 49 Units	4.0 c	3.4 c	5.5 c	5.1 c	4.0 c	4.4 c	3.4 b	3.8 b	4.5 c	4.5 c
50 to 99 Units	0.6 c	**	2.5 c	5.3 b ↑	4.5 b	4.2 b	2.9 c	3.0 c	3.4 b	4.4 b ↑
100+ Units	19.6 c	17.9 c	7.3 c	5.6 c	3.9 c	6.4 c ↑	4.2 c	4.1 c	6.2 c	6.3 c
Total	**	3.6 d	5.1 b	4.2 b	3.0 b	4.0 b	3.4 d	3.6 d	3.7 b	3.9 b
Montréal CMA										
3 to 5 Units	0.8 d	**	2.9 c	3.8 c	2.6 c	2.9 c	2.3 c	2.2 c	2.5 b	3.0 c
6 to 19 Units	4.9 c	8.7 c ↑	5.4 c	4.1 b ↓	3.0 b	3.6 b	2.7 b	4.0 c ↑	3.6 b	4.1 a
20 to 49 Units	5.5 b	7.0 a ↑	4.6 c	5.8 a ↑	3.4 c	4.5 b	3.4 c	4.2 b ↑	4.3 c	5.4 a ↑
50 to 99 Units	4.7 b	6.1 b ↑	4.0 c	5.1 a ↑	3.9 c	4.1 b	4.1 b	4.8 a	4.1 c	5.0 a ↑
100+ Units	3.0 c	3.7 b	3.7 c	4.6 a ↑	4.2 c	4.8 a	4.3 b	4.8 c	3.8 c	4.5 a ↑
Total	4.0 c	6.1 b ↑	4.1 b	4.5 a	3.0 b	3.5 b	2.6 b	3.0 b	3.4 a	4.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island (Zones 1-18)										
3 to 5 Units	536 b	506 b	585 a	589 a	694 a	729 a	917 a	987 a	698 a	731 a
6 to 19 Units	511 a	521 a	600 a	613 a	687 a	693 a	823 a	847 a	667 a	678 a
20 to 49 Units	526 a	525 a	647 a	659 a	799 a	818 a	1,006 a	1,023 a	687 a	703 a
50 to 99 Units	581 a	594 a	741 a	756 a	935 a	946 a	1,230 b	1,272 b	785 a	801 a
100+ Units	737 a	772 a	955 a	990 a	1,247 a	1,318 a	1,865 b	2,168 c	1,032 a	1,101 b
Total	574 a	577 a	661 a	675 a	749 a	775 a	932 a	995 a	725 a	752 a
Laval (Zones 19-24)										
3 to 5 Units	520 b	529 c	582 a	591 a	743 a	734 a	796 a	817 a	727 a	737 a
6 to 19 Units	476 a	489 a	576 a	573 a	674 a	683 a	731 a	750 a	664 a	671 a
20 to 49 Units	534 a	541 a	611 a	620 a	720 a	728 a	859 a	837 a	681 a	689 a
50 to 99 Units	**	518 a	835 a	927 a	837 a	904 a	972 a	910 a	847 a	902 a
100+ Units	559 b	545 b	**	783 b	**	925 a	1,225 a	1,217 a	**	894 b
Total	517 a	519 a	680 a	650 a	730 a	720 a	814 a	848 a	726 a	719 a
North-Shore (Zones 25-29)										
3 to 5 Units	443 b	**	518 a	527 a	725 a	752 a	837 a	834 a	692 a	742 a
6 to 19 Units	484 a	483 a	565 a	575 a	666 a	677 a	749 a	745 a	657 a	665 a
20 to 49 Units	493 a	493 a	610 a	613 a	679 a	707 a	706 a	737 a	643 a	661 a
50 to 99 Units	553 a	642 b	695 a	758 a	743 a	815 a	824 a	819 a	709 a	780 a
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	478 a	501 a	569 a	590 a	692 a	713 a	800 a	805 a	676 a	703 a
South-Shore (Zones 30-34)										
3 to 5 Units	449 b	451 c	548 a	561 a	722 a	715 b	819 a	888 a	704 a	736 a
6 to 19 Units	491 a	489 a	556 a	578 a	666 a	676 a	742 a	749 a	663 a	672 a
20 to 49 Units	497 a	499 a	626 a	628 a	728 a	727 a	776 a	807 a	682 a	688 a
50 to 99 Units	550 a	553 a	730 a	728 a	839 a	850 a	911 a	925 a	787 a	797 a
100+ Units	771 a	792 a	848 a	865 a	971 a	1,023 a	1,174 a	1,199 a	924 a	958 a
Total	512 a	512 a	629 a	641 a	708 a	718 a	785 a	819 a	697 a	712 a
Montréal CMA										
3 to 5 Units	526 b	504 b	579 a	586 a	699 a	730 a	899 a	960 b	699 a	732 a
6 to 19 Units	508 a	517 a	593 a	606 a	681 a	688 a	796 a	815 a	665 a	676 a
20 to 49 Units	524 a	523 a	642 a	652 a	774 a	789 a	938 a	955 a	684 a	698 a
50 to 99 Units	580 a	593 a	740 a	757 a	915 a	928 a	1,154 a	1,184 a	785 a	803 a
100+ Units	735 a	768 a	951 a	972 a	1,216 a	1,261 a	1,728 b	1,923 a	1,028 a	1,080 a
Total	569 a	573 a	655 a	668 a	739 a	760 a	898 a	952 a	719 a	744 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island Zone 1	**	**	4.4	**	2.5	4.4	4.1	4.5	4.1	5.6
Zone 2	**	**	**	4.0	2.3	6.8	**	0.4	**	**
Zone 3	**	**	2.3	4.7	5.5	7.9	4.6	6.0	**	**
Zone 4	**	**	5.4	4.1	4.4	5.8	3.3	4.9	3.2	4.3
Zone 5	**	**	**	3.5	3.6	4.7	3.8	6.1	5.1	5.9
Zone 6	**	3.8	1.6	2.9	5.0	4.7	3.1	3.6	3.0	3.1
Zone 7	**	**	4.5	5.1	5.2	7.2	**	**	6.6	8.4
Zone 8	**	**	5.2	4.3	3.0	5.7	**	**	**	2.0
Zone 9	**	**	4.2	3.5	4.8	5.8	1.3	2.7	**	**
Zone 10	**	**	2.5	2.8	4.6	4.9	3.2	2.3	**	**
Zone 11	**	**	**	**	7.3	7.2	4.6	4.4	-	-
Zone 12	**	**	4.6	3.2	4.9	5.7	3.3	5.7	1.7	3.5
Zone 13	1.2	**	4.8	11.9	4.7	6.7	4.5	5.8	2.7	3.4
Zone 14	**	**	**	6.0	5.6	6.9	7.0	6.1	**	**
Zone 15	0.0	**	5.5	4.7	**	3.4	**	**	**	2.3
Zone 16	**	**	3.7	3.8	1.6	4.8	5.3	4.0	4.0	3.2
Zone 17	**	**	1.3	3.1	4.0	6.8	**	**	**	**
Zone 18	**	**	5.0	7.3	3.1	6.8	**	**	-	-
Montréal Island (Zones 1-18)	2.7	3.1	4.0	4.5	4.4	5.7	4.2	5.1	3.7	4.5
Laval Zone 19	0.5	**	1.6	1.7	3.0	5.1	3.4	2.1	2.3	3.6
Zone 20	0.7	**	3.0	3.0	2.0	1.0	-	-	**	**
Zone 21	**	**	**	3.3	5.9	3.6	**	**	-	-
Zone 22	0.0	**	4.3	3.4	1.7	3.6	-	**	-	**
Zone 23	0.5	**	0.7	1.6	3.4	2.2	**	**	-	-
Zone 24	**	**	1.7	0.8	3.7	1.4	**	**	-	-
Laval (Zones 19-24)	1.3	1.8	2.3	2.4	2.8	3.5	3.8	2.0	2.3	4.1
North-Shore Zone 25	**	**	1.1	2.4	3.4	4.4	**	**	-	-
Zone 26	**	0.6	2.6	2.6	**	4.7	**	1.3	**	**
Zone 27	**	**	1.7	1.1	2.4	1.9	-	-	-	-
Zone 28	**	**	1.4	3.0	2.3	4.0	**	**	-	-
Zone 29	**	**	3.7	3.9	4.5	8.0	**	**	**	**
North-Shore (Zones 25-29)	1.5	2.3	2.2	2.7	2.9	4.9	3.5	4.3	**	**
Laval/North-Shore (Zones 19-29)	1.4	2.2	2.3	2.6	2.9	4.2	3.6	3.1	1.9	3.3
South-Shore Zone 30	**	**	4.6	4.6	3.9	4.7	2.5	3.5	4.8	5.5
Zone 31	**	**	2.7	3.1	5.3	5.0	3.5	4.6	9.9	11.3
Zone 32	**	**	2.3	5.1	6.1	4.2	**	4.2	**	**
Zone 33	**	**	2.2	1.9	1.9	2.0	**	**	**	**
Zone 34	**	**	4.4	2.7	1.9	2.2	-	-	-	-
South-Shore (Zones 30-34)	2.9	2.5	3.6	3.9	4.5	4.5	3.4	4.4	6.2	6.3
Zone 35	**	**	3.4	2.2	2.6	0.7	-	-	-	-
Suburbs (Zones 19-35)	1.8	2.3	2.8	3.1	3.8	4.3	3.5	3.9	3.9	4.5
Montréal CMA	2.5	3.0	3.6	4.1	4.3	5.4	4.1	5.0	3.8	4.5

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Montréal CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island (Zones 1-18)										
LT $500	4.2 c	5.8 c	3.3 d	**	**	**	**	**	4.1 d	4.9 c
$500 - $699	4.6 b	7.4 c ↑	5.2 c	4.5 b	4.1 c	3.8 c	**	1.7 c	4.5 b	4.4 b
$700 - $899	2.6 b	4.9 c ↑	4.1 c	5.3 c	2.7 b	4.5 c ↑	2.6 c	4.0 d	3.0 b	4.6 b ↑
$900+	5.9 d	2.9 c ↓	4.2 b	4.8 b	4.4 c	4.6 c	4.2 d	3.2 d	4.3 c	4.1 b
Total	4.0 b	6.3 b ↑	4.2 b	4.6 b	3.2 b	3.7 b	2.5 b	3.0 b	3.5 a	4.1 a ↑
Laval (Zones 19-24)										
LT $500	0.8 d	**	**	**	**	**	**	**	**	**
$500 - $699	**	0.0 d	2.7 c	3.9 c	2.1 c	1.9 c	0.0 d	0.0 d	2.1 b	2.4 b
$700 - $899	**	**	1.9 c	2.7 b	2.6 c	2.4 b	1.7 c	3.3 d	2.4 c	2.5 b
$900+	**	**	3.9 c	2.5 c	2.6 b	4.2 d	1.3 a	2.9 c ↑	2.4 b	3.6 d
Total	1.5 c	**	2.9 c	3.4 b	2.2 b	2.4 a	1.3 a	2.9 c ↑	2.2 a	2.6 c
North-Shore (Zones 25-29)										
LT $500	**	**	0.7 b	**	**	**	**	**	0.8 d	**
$500 - $699	1.8 c	**	1.5 c	2.4 c	2.0 c	2.7 b	0.1 b	**	1.7 b	2.6 b
$700 - $899	**	0.0 d	1.7 c	0.6 a	2.6 d	2.6 c	**	3.1 d	2.3 c	2.6 b
$900+	**	**	**	0.5 a	1.0 a	**	**	**	**	**
Total	**	**	1.5 c	2.9 c	2.0 d	2.5 b	**	2.8 c	2.0 b	2.7 b
South-Shore (Zones 30-34)										
LT $500	**	**	**	**	**	**	**	**	**	4.1 d
$500 - $699	**	**	4.7 c	4.1 c	2.7 b	4.0 d	**	**	3.4 b	4.0 c
$700 - $899	24.1 a	14.5 a	3.8 b	5.0 b ↑	3.8 c	5.1 c	4.7 d	4.1 d	4.2 b	4.8 c
$900+	**	**	14.9 d	9.9 d	3.0 b	4.7 c ↑	**	**	3.7 b	6.2 c ↑
Total	**	3.6 d	5.1 b	4.2 b	3.0 b	4.0 b	3.4 d	3.6 d	3.7 b	3.9 b
Montréal CMA										
LT $500	4.3 c	5.6 c	3.4 d	5.3 d	**	**	**	**	4.0 d	4.9 c
$500 - $699	4.6 b	7.2 c ↑	4.9 b	4.3 b	3.5 b	3.6 c	1.3 d	1.8 c	4.0 b	4.1 b
$700 - $899	2.8 b	4.9 c ↑	4.0 c	5.1 b	2.8 b	4.3 b ↑	2.8 c	3.9 d	3.1 b	4.4 b ↑
$900+	5.9 d	3.4 d ↓	4.4 b	4.9 b	4.1 c	4.5 c	4.2 d	3.3 d	4.2 b	4.1 b
Total	4.0 a	6.1 b ↑	4.1 b	4.5 a	3.0 b	3.5 b	2.6 b	3.0 c	3.4 a	4.0 a ↑

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Montréal CMA - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Downtown and Nun's Island	4.2 d	2.4 d	3.9 b	5.5 b ↑
Outer Centre	3.9 d	4.0 d	3.1 b	4.0 b ↑
West part of Island of Montréal	3.3 c	3.5 d	3.8 b	4.3 b ↑
East part of Island of Montréal	3.0 d	3.4 d	3.7 b	4.0 b ↑
Montréal Island	3.7 b	3.3 c	3.5 b	4.1 b ↑
Laval	1.8 c	1.9 c	2.2 a	2.6 a ↑
Vaudreuil-Soulanges	3.3 d	**	2.6 c	1.9 c -
North Shore	2.7 c	3.1 d	2.0 b	2.7 a ↑
South Shore	4.3 d	**	3.7 b	3.9 b -
Montréal CMA	**3.4 b**	**3.0 b**	**3.4 b**	**4.0 b ↑**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Montréal CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown and Nun's Island	**	766	1,251	1,039	1,628	1,413	**	1,591
Outer Centre	**	612	**	749	1,365	898	**	1,135
West part of Island of Montréal	**	508	831	633	1,139	759	1,124	978
East part of Island of Montréal	**	505	796	569	1,107	673	**	862
Montréal Island	**	577	985	675	1,290	775	1,420	995
Laval	**	519	867	650	1,016	720	1,168	848
Vaudreuil-Soulanges	**	553	**	548	**	728	**	787
North Shore	**	501	**	590	922	713	1,027	805
South Shore	**	512	893	641	921	718	995	819
Montréal CMA	**	573	963	668	1,140	760	1,255	952

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

- indicates that the change is not statistically significant
△ indicates that the change is statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Montréal CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown and Nun's Island	**	**	**	1,251 d	1,612 d	1,628 c	**	**	1,545 d	1,634 c
Outer Centre	**	**	**	**	1,329 d	1,365 c	**	**	1,340 c	1,289 c
West part of Island of Montréal	**	**	**	831 d	1,187 c	1,139 b	**	1,124 d	1,275 c	1,079 b
East part of Island of Montréal	**	**	879 d	796 c	1,115 c	1,107 b	**	**	1,015 b	1,027 b
Montréal Island	**	**	1,132 d	985 c	1,325 c	1,290 b	**	1,420 c	1,300 c	1,238 b
Laval	**	**	**	867 c	1,057 c	1,016 c	928 c	1,168 c	1,005 c	1,006 b
Vaudreuil-Soulanges	**	**	**	**	**	**	**	**	**	**
North Shore	**	**	616 d	**	939 c	922 b	**	1,027 c	944 c	950 b
South Shore	**	**	819 d	893 d	913 b	921 b	1,028 d	995 c	927 b	934 b
Montréal CMA	**	**	**1,050 c**	**963 b**	**1,149 c**	**1,140 b**	**1,285 c**	**1,255 c**	**1,152 b**	**1,123 b**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Montréal CMA - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island				
3 to 5 Units	**	**	2.7 b	3.1 c -
6 to 19 Units	4.7 d	5.0 d	4.0 b	4.5 b -
20 to 49 Units	3.9 c	3.5 c	4.4 a	5.7 a ↑
50 to 99 Units	5.1 c	2.3 b ↓	4.2 a	5.1 a ↑
100+ Units	1.8 b	2.5 c -	3.7 a	4.5 a ↑
Total	3.7 b	3.3 c -	3.5 a	4.1 a ↑
Montréal CMA				
3 to 5 Units	**	0.5 b	2.5 b	3.0 c -
6 to 19 Units	3.1 c	3.7 d	3.6 b	4.1 a -
20 to 49 Units	3.2 b	3.3 c -	4.3 a	5.4 a ↑
50 to 99 Units	4.8 b	2.5 b ↓	4.1 a	5.0 a ↑
100+ Units	2.5 c	2.4 b ↓	3.8 a	4.5 a ↑
Total	3.4 b	3.0 b -	3.4 a	4.0 a ↑

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Montréal CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown and Nun's Island	19,246	20,183	4,255 d	4,884 d	22.1 d	24.2 d	4.2 c	2.4 c
Outer Centre	25,350	26,073	3,041 a	3,924 a	12.0 a	15.0 a	3.9 d	4.0 d
West part of Island of Montréal	22,023	22,339	2,734 c	2,985 c	12.4 a	13.4 a	3.3 c	3.5 d
East part of Island of Montréal	24,917	26,390	2,481 b	2,701 c	10.0 b	10.2 c	3.0 d	3.4 d
Montréal Island	91,536	94,985	12,511 c	14,479 c	13.7 c	15.2 c	3.7 b	3.3 c
Laval	17,618	17,924	3,223 d	3,705 d	18.3 d	20.7 d	1.8 c	1.9 c
Vaudreuil-Soulanges	2,827	2,974	498 d	560 d	17.6 d	18.8 d	3.3 d	**
North Shore	17,564	18,541	1,730 b	1,860 c	9.8 b	10.0 a	2.7 c	3.1 d
South Shore	28,844	30,099	3,189 c	3,711 c	11.1 c	12.3 c	4.3 d	**
Montréal CMA	**158,389**	**164,523**	**21,105 c**	**24,319 c**	**13.3 c**	**14.8 c**	**3.4 b**	**3.0 b**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
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- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Montréal CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal Island								
3 to 5 Units	4,783	4,911	429 c	567 c	9.0 c	11.6 c	**	**
6 to 19 Units	22,322	24,140	2,101 b	2,903 c	9.4 c	12.0 c ↑	4.7 c	5.0 d
20 to 49 Units	19,215	20,338	2,440 c	2,857 c	12.7 c	14.0 c ↑	3.9 c	3.5 c
50 to 99 Units	19,963	20,084	3,068 c	3,577 c	15.4 c	17.8 c ↑	5.1 c	2.3 b ↓
100+ Units	25,253	25,512	4,449 c	4,556 c	17.6 c	17.9 c	1.8 b	2.5 c -
Total	91,536	94,985	12,511 c	14,479 c	13.7 c	15.2 c ↑	3.7 b	3.3 c -
Montréal CMA								
3 to 5 Units	11,535	11,629	978 c	1,189 c	8.5 b	10.2 c	**	0.5 b
6 to 19 Units	56,641	60,132	5,648 c	6,961 c	10.0 c	11.6 c ↑	3.1 c	3.7 d -
20 to 49 Units	30,327	32,163	4,257 c	4,810 c	14.0 c	15.0 c	3.2 c	3.3 c -
50 to 99 Units	27,068	27,270	3,907 c	4,486 c	14.4 c	16.5 c ↑	4.8 b	2.5 b ↓
100+ Units	32,818	33,329	6,291 c	6,835 c	19.2 c	20.5 c	2.5 c	2.4 b -
Total	158,389	164,523	21,105 c	24,319 c	13.3 c	14.8 c ↑	3.4 b	3.0 b -

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Montréal CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Montréal CMA										
Single Detached	**	**	**	**	952 d	**	1,053 c	989 b	1,022 c	912 b
Semi detached, Row and Duplex	**	**	631 d	652 b	786 b	748 a	888 b	866 a	802 a	792 a
Other-Primarily Accessory Suites	**	**	659 d	645 c	788 c	718 b	**	**	709 c	681 b
Total	**	**	642 c	648 b	808 b	739 a	931 b	896 a	826 a	786 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Montréal CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Montréal CMA		
Single Detached	**	17,772 d
Semi detached, Row and Duplex	83,981 b	75,706 a
Other-Primarily Accessory Suites	**	25,483 d
Total	122,083	118,961

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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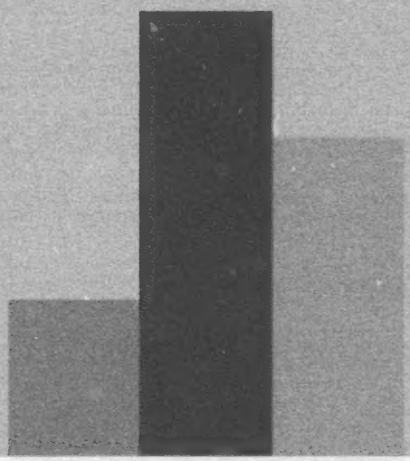

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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